



Elliot Heath
ESTATE AGENTS

Spring View Road, Ware
Guide Price £1,150,000

8 Spring View Road

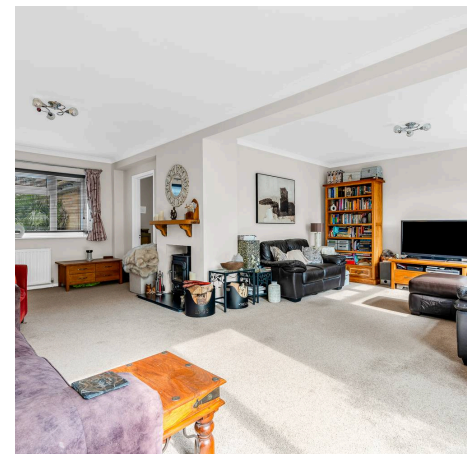
Ware, Ware

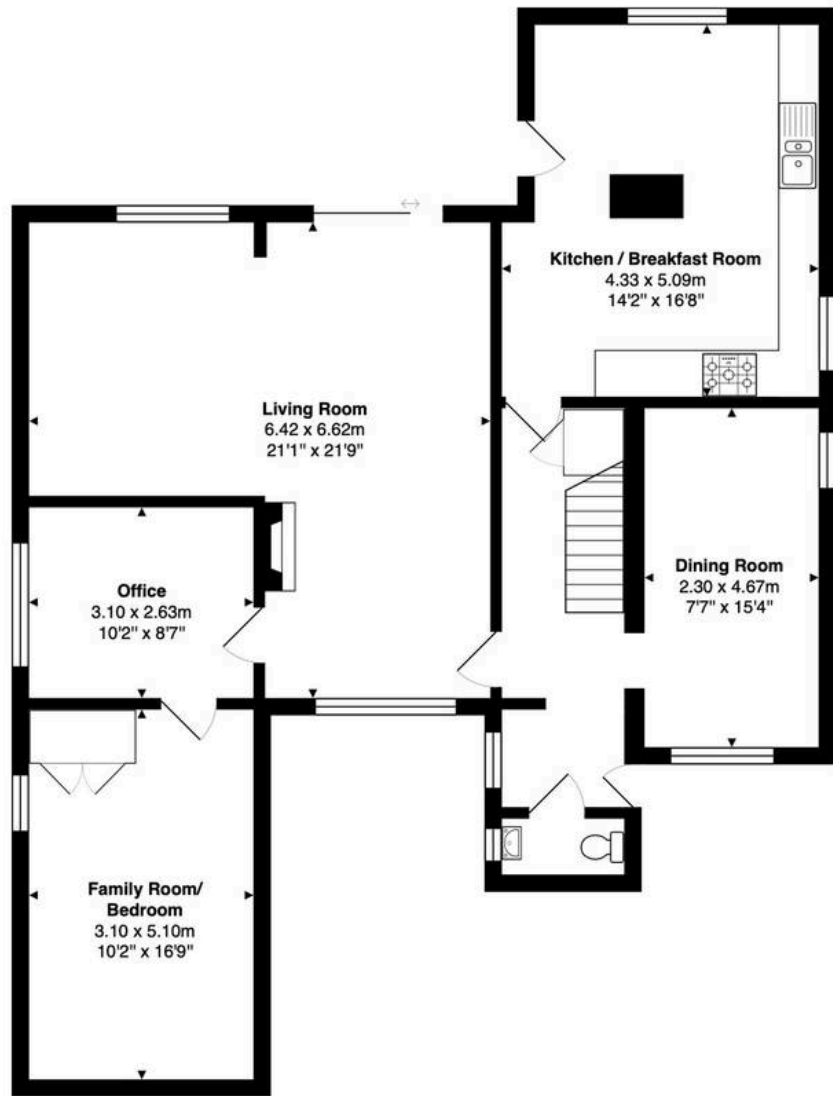
Rare 4-bed detached home on Ware's sought-after south side, near Presdales School. Set on 1/3 acre with SW gardens, private drive, spacious living areas, and easy London access via mainline station. Council Tax band: G

Tenure: Freehold

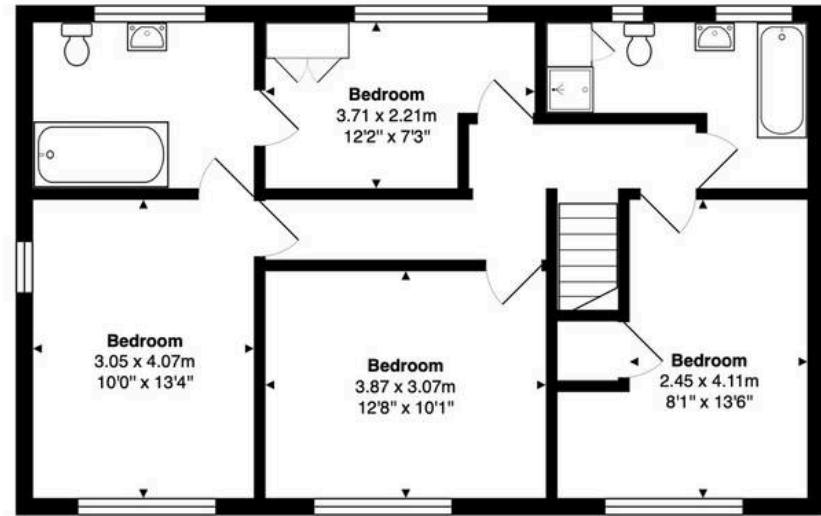
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor
Area: 104.3 m² ... 1123 ft²



First Floor
Area: 70.1 m² ... 754 ft²

Total Area: 174.4 m² ... 1877 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With double glazed window to front aspect, tiled flooring, radiator, door to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising single flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Entrance Hall

With stairs rising to first floor landing, radiator, understairs storage cupboard, doors to:

Dining Room

7' 7" x 15' 4" (2.30m x 4.67m)

Dual aspect with double glazed window to front and side aspect, radiator, herringbone wood veneer flooring.

Kitchen/Breakfast Room

14' 2" x 16' 8" (4.33m x 5.09m)

Dual aspect with double glazed windows to side and rear aspect together with a door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, space and plumbing for dishwasher, integrated appliances, tiled flooring, radiator.

Living Room

21' 1" x 21' 9" (6.42m x 6.62m)

Dual aspect with double glazed window to front aspect and double glazed window and sliding doors to the rear garden, two radiators, fireplace with wood burning stove, door to:

Office

10' 2" x 8' 8" (3.10m x 2.63m)

With double glazed window to side aspect, radiator, door to:

Family Room/Bedroom

10' 2" x 16' 9" (3.10m x 5.10m)

With double glazed window to side aspect, radiator.



First Floor Landing

With loft access and doors to:

Bedroom One

10' 0" x 13' 4" (3.05m x 4.07m)

Dual aspect with double glazed window to front and side aspect, radiator, door to:

En Suite Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising, tile enclosed Jacuzzi bath, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled walls, wood effect flooring, chrome heated towel rail, door to:

Bedroom Four

12' 2" x 7' 3" (3.71m x 2.21m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards, door to landing.

Bedroom Two

12' 8" x 10' 1" (3.87m x 3.07m)

With double glazed window to front aspect, radiator.

Bedroom Three

8' 0" x 13' 6" (2.45m x 4.11m)

With double glazed window to front aspect, radiator, built in storage cupboard.

Bathroom

With two double glazed windows to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, dual flush wc, built in storage cupboard, tiled splash back areas, tiled flooring, radiator.





GARDEN

The 1/3rd of an acre stunningly landscaped south westerly aspect gardens wrap around the property and rise up to the side with an abundance of mature planting providing an amazing degree of privacy. A raised patio seating area, accessed from the rear of the property, leads via steps to a formal lawn, complemented by a charming timber summerhouse. Winding pathways and discreetly positioned steps weave throughout the garden, offering a sense of discovery and making it an ideal space for a young family to explore and enjoy.

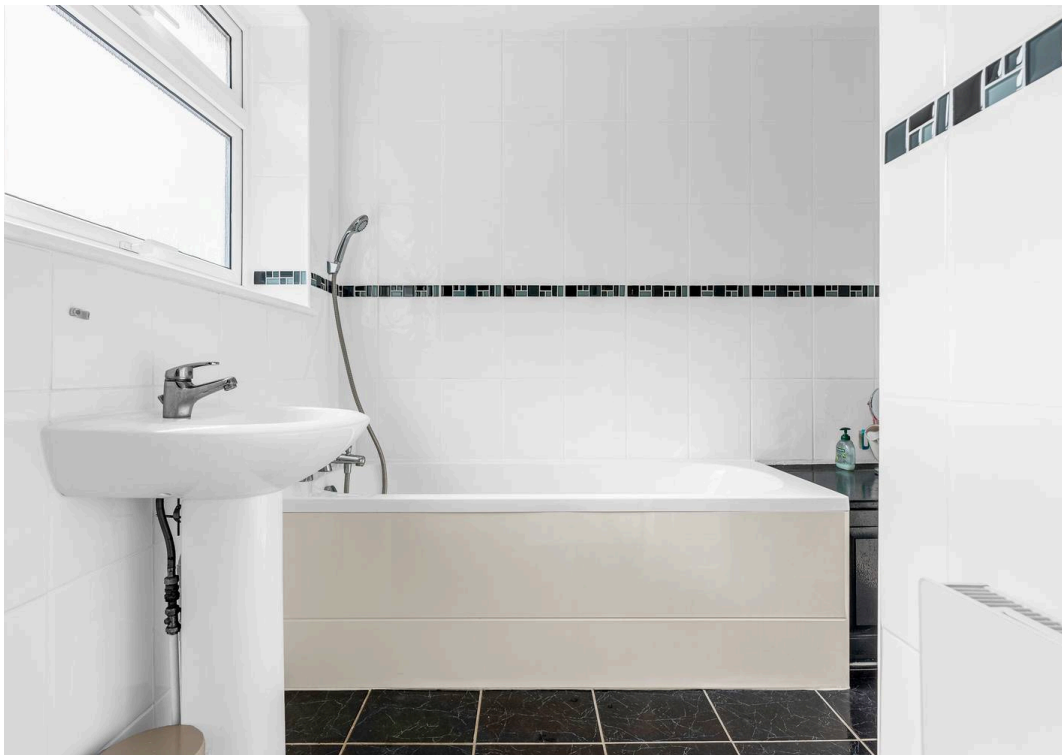
DRIVEWAY

4 Parking Spaces

Driveway to the front of the property providing ample off street parking.











Elliot Heath Estate Agents

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